

MARLBORO TOWNSHIP PLANNING BOARD

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OCTOBER 15, 2008

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THE MEETING OF THE MARLBORO TOWNSHIP PLANNING BOARD WAS CALLED TO ORDER BY THE PLANNING BOARD CHAIRMAN LARRY JOSEPHS AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. JOSEPHS READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO AND FILED IN THE TOWNSHIP CLERK'S OFFICE.

ROLL CALL

**PRESENT ... MR. BARENBURG, MR. BERGH, MS. FERNANDEZ,
MR. POLLAK, MR. HUSAIN, COUNCILMAN LA ROCCA,
MR. PARGAMENT, MR. JOSEPHS, MAYOR HORNIK.
MR. HEGT**

ABSENT... MR. GUPTA

PROFESSIONALS PRESENT...MR. PETERS, MR. CRAMER, MR. HERBERT

SALUTE THE FLAG

CITIZENS VOICE

Craig Gianetti, Esq. from the firm of Giordano Halleran & Ciesla addressed the Board regarding the Pesce application. He asked the Board to reconsider their decision to deny without prejudice. The Board stated the denial stands and the applicant should resubmit there plans for a future hearing.

MINUTES

The minutes from the meeting of September 17, 2008 will be carried to the meeting of November 5, 2008.

**P.B. 1013-08 BR ELECTIC – MEMORIALIZATION OF RESOLUTION GRANTING A
WAIVER OF SITE PLAN TO CONVERT AN OFFICE INTO A BEAUTY SALON**

A motion in the affirmative was offered by Mr. Husain, seconded by Councilman LaRocca. In favor: Mr. Barenburg, Mr. Bergh, Mr. Pollak, Mr. Husain, Mr. Josephs, Councilman LaRocca, Mayor Hornik, Mr. Pargament.

ORDINANCE 2002-28 – FENCES REAR YARDS VANDERBURG ROAD

This ordinance was carried until the Council reviews it again.

P.B. 964-06 SCIBOR – P.H. PRELIMINARY & FINAL SITE PLAN

This application will be scheduled in 2009 and the applicant will renote.

P.B. 1023-08 SAM VERA RESTAURANT – WAIVER OF SITE PLAN

Bill Mehr, Esq. represented the applicant. The site is located along Route 520 abutting the Osprey Court right of way to the east and is in the C-2 zone, Block 207 Lot 21.

The applicant proposes to enclose the first and second floor porch areas with sliding doors to provide additional seating for the existing restaurant. No site improvement are proposed as part of this application.

Entered into evidence were the following exhibits:

- A-1 Architectural drawing of the building front dated 10-15-08
- A-2 Floor plan showing columns and area of veranda enclosed by porch
- A-3 Survey of property

Testimony was given by Steve Gjonbalaj, who is the owner and who has operated the restaurant for the past seven years. He stated the hours of operation are from 12:00 P.M. until about 10:00 P.M., which is when the kitchen closes. There are 40 seats inside and 22 seats on the porch.

Ernest Peters, P.E. and Richard Cramer, P.P, said all of their comments have been addressed.

The Board asked the Historical Commission to confirm that this site is not on the Historical Registry.

A motion in the affirmative was offered by Mr. Pollak, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Pollak, Mr. Husain, Mr. Josephs, Mr. Hegt, Mr. Pargament, Councilman LaRocca, Mayor Hornik.

P.B. 1021-08 BELLA VISTA COUNTRY CLUB – WAIVER OF SITE PLAN

Mayor Hornik and Councilman LaRocca stepped down from this application.

Salvatore Alfieri, Esq. represented the applicant. The site is approximately 91 acres and contain approximately 810 feet of frontage along Dutch Lane Road to the south and approximately 1,663 feet of frontage along School Road East to the north. The site is currently developed as an 18 hole private golf course with associated clubhouse facilities and accessory structures, Block 362 Lots 1.01, 17.01, 20 and 21.

The applicant is seeking to erect a 100 s.f. accessory structure (10' x 10') to be utilized as a restroom facility and storage facility at the 13th hole of the golf course.

The following exhibit was entered as evidence:

A-1 Photo of site

Ernest Peters, P.E. and Richard Cramer said all of their comments have been addressed.

A motion in the affirmative was offered by Mr. Bergh, seconded by Mr. Husain. In favor: Mr. Barenburg, Mr. Bergh, Ms. Fernandez, Mr. Pollak, Mr. Husain, Mr. Hegt, Mr. Pargament, Mr. Josephs.

A motion to adjourn to offered by Mr. Bergh, seconded by Mr. Pollak. One vote was cast.

Respectfully submitted

Donna Pignatelli
Administrative Officer